Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## Designer villa in the highly desirable residential area of Las Brisas in Nueva Andalucia with stunning views of the La Concha mountain in Marbella

Marbella Area

House | Plot 1263 m² | Built 556 m² | Terrace 418 m² | 5 | 4 | Ref. 152292

**4.990.000 €**

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# Contemporary design villa for sale in La Brisas in Nueva Andalucia in Marbella

~~**OFF MARKET -- WILL BE BACK ON THE MARKET IN SEPTEMBER**~~
**BACK ON THE MARKET**

## PROPERTY HIGHLIGHTS

- In a desirable location - Las Brisas
- Beautiful view of the La Concha mountain
- Walking distance to Los Naranjos golf clubhouse
- Contemporary design
- High-quality materials and finishes

## THE LOCATION

In the Golf Valley of Nueva Andalucia, in a quiet residential area dotted with luxury properties.
Only a few minutes drive to the most prominent golf courses in the valley, namely Las Brisas, Los Naranjos, Aloha and La Quinta.
Just a few minutes drive to Puerto Banus and the beach.
Walking distance to Los Naranjos golf clubhouse

## THE VILLA

Plot size: 1.237m2
Built area: 556m2
Terraces, partly covered: 418m2
Illuminated pool: 45m2
Indoor garage for 3 cars
Parking for 2 cars

5 bedrooms
4 bathrooms
2 guest toilets
Divided over 3 floors

**Contemporary design villa**
Located in an **elevated position** overlooking the iconic La Concha mountain
**Beautiful cascading landscape garden with “inifinity” swimming pool**
Generous open and covered terraces with **sunken poolside seating area with fireplace**

Open plan living space
**Refined furnishing and cozy design with natural materials and soft fabrics.**
Custom-made kitchen with MIELE appliances and breakfast bar.
**Floor-to-ceiling windows and recessed window profiles**
**The living space flows seamlessly into the expansive, spacious terrace with extra seating and dining areas**.
Built with top quality materials and finishes

## The distribution over 3 floors is as follows:

Ground floor:
- Spacious open plan multi-purpose living area with lounge, fireplace and dining area, integrated fully fitted open plan kitchen with cooking island.
- Hall with guest toilet.
- Direct access to the partly covered huge terrace, the garden and the swimming pool.

First floor:
- Master suite with freestanding bath and double sinks.
- Two en-suite guest bedrooms with fitted wardrobes.
- Direct access to the spacious terrace.

Lower floor:
- A large multi-purpose room to relax. This room is perfect for a quiet movie night.
- 2 guest bedrooms with access to a bathroom
- Staircase and guest toilet
- Indoor garage for 3 cars
- Storage

Roof terrace:
- Large terrace with Jacuzzi and beautiful panoramic views over the golf valley, La Concha mountain and beyond.

## Some other features

Outdoor, high-quality porcelain tiles 90 X 90cm and teak wood
Matt cream colored stone floor 90 X 90cm on the ground floor
The carport has tiles of 60 x 60cm
Underfloor heating (via water, but electrically in the bathrooms)
Air conditioning for cooling and heating
Glass balustrades with laminated glass
Designer staircase with laminated glass
Automatic irrigation system
Atmospheric illuminated garden with spotlights and wall lighting

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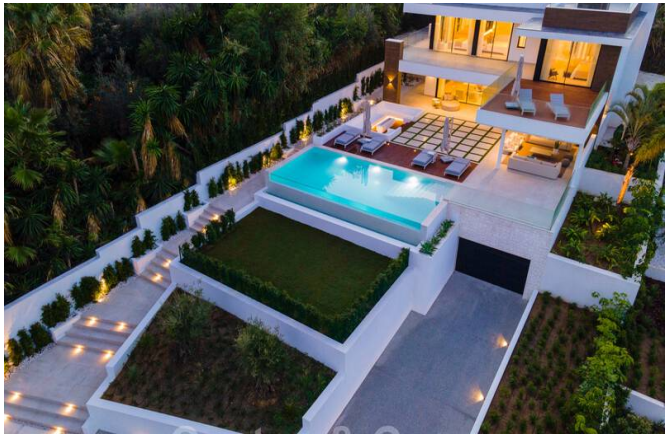
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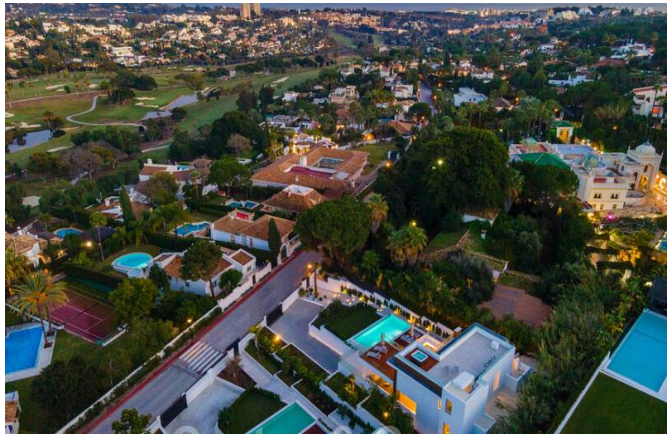
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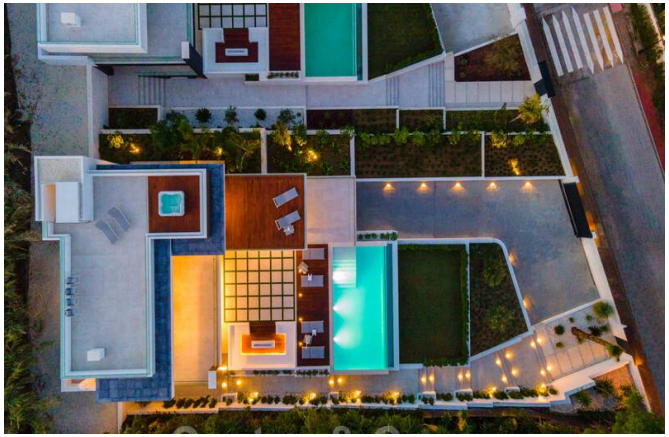
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